

## Chapter 16.07 (RA-5) RESIDENTIAL-AGRICULTURAL ZONE.

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### Section 16.07.02 Permitted Principal Uses.

Those principal uses or categories of uses listed herein, and no others are permitted in the (RA-5) Residential Agricultural Zone.

(1) All uses contained herein are listed by number as designated in the Wasatch County Land Use Classification, which is published and maintained by the Planning Department, and are attached, as Appendix 1. Classes or groupings of uses permitted in the zone are identified by a four digit number in which the last one or two digits are zeros, and sub-uses of those categories or groupings will follow that number. (For example, a particular category may be listed as 8100, and a subcategory of 8100 would be 8110 and a subcategory of 8110 would be 8111). This document, available in the Planning office, is to be used by the Planning office and others to assist in determining similar uses and the intent of this chapter.

(2) All such classes listed herein and all specific uses contained within them in the Wasatch County Land Use Classification will be permitted in the (RA-5) Residential Agricultural Zone subject to the limitations set forth herein.

#### **Permitted Principal Uses in the (RA-5) Residential Agricultural Zone**

<b>Use Number</b>	<b>Use Classification</b>
1111	Single Family Dwellings, Detached, On One Parcel
1292	Residential Facility for Handicapped Persons
4111	Railroad Right-of-Way
4500	Highway and Street Right-of-Way
4811	Underground Electric Transmission Right-of-Way Under 38 KVA and Under thirty five (35) feet in Height
4821	Underground Gas Pipeline Right-of-Way
4831	Underground Water Pipeline Right-of-Way
4835	Irrigation Distribution Channels
4836	Water Pressure Control Stations and Pumping Stations
4841	Underground Sewage Pipeline Right-of-Way
4844	Sewer Pumping Station
4873	Storm Drain Right-of-Way
7420	Playgrounds and Athletic Areas
7600	Parks and Trails
8110	Field and Seed Crops
8130	Orchards and Vineyards
8140	Large Animals For Personal Use (Limited To 2 Per Acre of Ground), (Except 8143)

8150	Animal Specialties For Personal Use Only Except Apiaries
8160	Pasture and Rangeland
8170	Horticulture Specialties
8220	Animal Husbandry Services (Except 8222, 8223, and 8224 )
9300	Water Areas

**(3) Permitted Accessory Uses.** Accessory uses and structures are permitted in the (RA-5) Residential Agricultural Zone provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure.

(a) Accessory buildings such as garages, carports, greenhouses, gardening sheds, recreation rooms, and similar structures, which are customarily used in conjunction with and are incidental to a principal use or structure.

(b) Swimming pools and incidental bath-houses.

(c) Storage of materials used for the construction of a building including a temporary contractor' s office and/or tool shed, provided that such uses are on the building site, and provided further, that such use shall be for only the period of construction and thirty (30) days thereafter.

(d) Produce stands for the purpose of displaying and selling agricultural or farming products, which are grown or produced on the premises on which said stand is located. Said stand shall not exceed ground coverage of three hundred (300) square feet, and will be limited to one (1) stand per parcel of property. Stands shall not provide off-street parking.

(e) Barns, corrals, machine sheds, and outdoor arenas that are noncommercial.

(2004-26, Amended, 11/17/2004, [Prior Text](#))